



Town of Fort Erie Committee of Adjustment Notice of Public Hearing And Application for Minor Variance

Minor Variance File A20/25 363 Mather Boulevard, Fort Erie

Legal Description: PLAN 32 PT LOT 29 PT LOT 30 NP524 CORNER

Roll No.: 2703 010 036 1150 00000

Applicant / Owner: Jamie Grelowski

Agent: Jason Pizzicarola

Notice is hereby given that the Committee of Adjustment of the Town of Fort Erie will be holding a Public Hearing to consider the matter of a minor variance pursuant to the provisions of Section 45 of the *Planning Act*, R.S.O. 1990, for the lands described in this Notice. A key plan showing the location of the subject lands and a sketch of the proposal are included in this Notice.

Date: The Public Hearing has been scheduled for **Thursday, May 29, 2025 at 5:00 PM**

Location: Fort Erie Town Hall Council Chambers, 1 Municipal Centre Drive, Fort Erie, ON

Purpose and Effect:

The purpose and effect of this application is to reduce setback requirements and to increase density to facilitate development of 5 Street Townhouse Dwellings.

Details of Minor Variance Application:

The Applicant is requesting the following variances to section 26A.3(CMU1-447) in the Town of Fort Erie's Comprehensive Zoning By-law No. 129-1990, as amended:

1. To permit a reduced minimum setback from Garrison Road of 32 meters whereas 65 meters is required.
2. To permit increased density of 43 units per hectare whereas 35 units per hectare is required.
3. To permit a reduced Minimum Exterior Side Yard of 2 meters whereas 3 meters is required.

Current Zoning:

The subject lands are zoned Core Mixed Use 1 (CMU1-447) Zone in accordance with the Town of Fort Erie's Comprehensive Zoning By-law No. 129-1990, as amended.

Current Official Plan Designation:

The subject lands are designated Core Mixed Use in the Town of Fort Erie's Official Plan and the Gateway Secondary Plan.

Key Map:



How to Participate:

You are invited to attend the Hearing or provide comments relative to the applications as you are either a property owner located within the 60 m radius of the subject lands, or an agency deemed to have an interest in the proceedings. Any person/agency may attend this Hearing and/or make written or verbal representation either in support of, or in opposition to the proposed applications. Please be advised that all written and oral comments received will become part of the applications' record and will be available to the public and Applicant.

If you wish to make a written submission, you may do so by providing your reasons for support or opposition prior to 12:30 PM on **Wednesday, May 28, 2025** via email, mail or drop off in the Town drop off box located at Town Hall to the attention of Carleigh Ricci (cricci@forterie.ca) who will provide them to the Committee of Adjustment.

If you wish to be notified of the Committee of Adjustment's decision with respect to the proposed applications, you must make a **WRITTEN** submission to the Secretary-Treasurer of the Committee of Adjustment at the address noted below either **prior to, or at the Hearing**.

Applicants or their Agents are required to attend the Hearing. If the Applicant or Agent does not attend this Hearing, the Committee may proceed in their absence without further notice.

Further information on the Consent and Minor Variance processes is available at:
<https://www.forterie.ca/pages/CommitteeofAdjustmentHome>

For Additional Information Regarding This Application Contact:

Daryl Vanderveen, Intermediate Development Planner
Planning and Development Services Department
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6
905-871-1600 ext. 2509 or dvanderveen@forterie.ca

Mailed – May 2, 2025